



Island Times

Environmental Investigation and Cleanup News Naval Station Treasure Island

Winter 2004/2005

<http://www.efdswn.navy.mil/Environmental/TreasureIsland.htm>

ENVIRONMENTAL PROGRAM

This newsletter has been developed to update you about the Department of the Navy's (Navy) environmental program and recent field activities at former Naval Station Treasure Island (NAVSTA TI). NAVSTA TI encompasses both Treasure Island (TI) and Yerba Buena Island (YBI). The Navy established the Installation Restoration (IR) Program in 1981 to investigate and clean up sites under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Environmental investigations and cleanup under the IR Program and other programs began on NAVSTA TI in the mid-1980s and continue today. The Navy has identified 33 IR sites on TI and YBI and is following the regulatory process of investigating and cleaning up each of the sites. Please share this information with members of your family, friends, and representatives from any local organizations that may benefit. Individuals, businesses, and organizations can receive future newsletters by completing and returning the mailing coupon on the back page. We also welcome your comments on the newsletter.

UPDATE ON THE TREASURE ISLAND HOUSING AREA

During the summer and fall of 2003, the Navy conducted investigations throughout the common areas of the Treasure Island (TI) housing area (Site 12). Over 3,000 soil samples were collected and analyzed. A summary of the data was prepared titled "*Final Data Summary Report, Site 12 Housing Area Sitewide Investigation, September 9, 2004*" and can be found in the Information Repositories. (See Page 7 for the Information Repository locations.)

The results of the investigation were good news for Site 12. The soil samples did not identify any new areas of soil contamination, and support the results of previous soil investigations which indicate that most of the affected soils are limited to known areas from known historical activities. It also helps to validate the interim protective measures taken to date at Site 12 including fencing, signage, and the protectiveness of existing groundcover throughout the TI housing area. As a result, no further soil sampling is planned at this time.

Next Steps: Based on the data collected to date, during 2005 the Navy will be preparing the Site 12 Remedial Investigation (RI) Report which includes a Human Health Risk Assessment (HHRA). This winter the Navy will also be replacing all of the temporary fencing in the TI housing area which restricts access with new, sturdier fencing.

JOIN THE RESTORATION ADVISORY BOARD

The Restoration Advisory Board (RAB) is composed of members of the community who work with the Navy and regulatory agencies to provide input on the environmental restoration at former NAVSTA TI. The RAB is a committee of interested community members who review and comment on Navy documents prepared for the environmental cleanup at NAVSTA TI. Bi-monthly meetings are held to discuss the progress of the IR Program. It is a great opportunity to find out what is going on and to have your voice heard. RAB meetings are held at 7:00 p.m. on the third Tuesday of every other month and are open to everyone. RAB meetings are currently scheduled for December 21, 2004, February 15, 2005, and April 19, 2005. Stop by!

For more information, visit the website at:

<http://www.efdswn.navy.mil/Environmental/TreasureIsland.htm>

or call James Sullivan at (415) 743-4704.

NEW INVESTIGATION AREAS

The NAVSTA TI Base Realignment and Closure Team has added two new sites to the Navy's Installation Restoration (IR) Program for investigation and cleanup through the CERCLA process. The new sites are Site 32, the Former Training and Storage Area, and Site 33, the Water Line Replacement Area (see the map on page 3). Field sampling under the Environmental Baseline Survey identified contaminants of potential concern in both of these areas. Read on to find out more about these two new sites.

SITE 32 – FORMER TRAINING AND STORAGE AREA

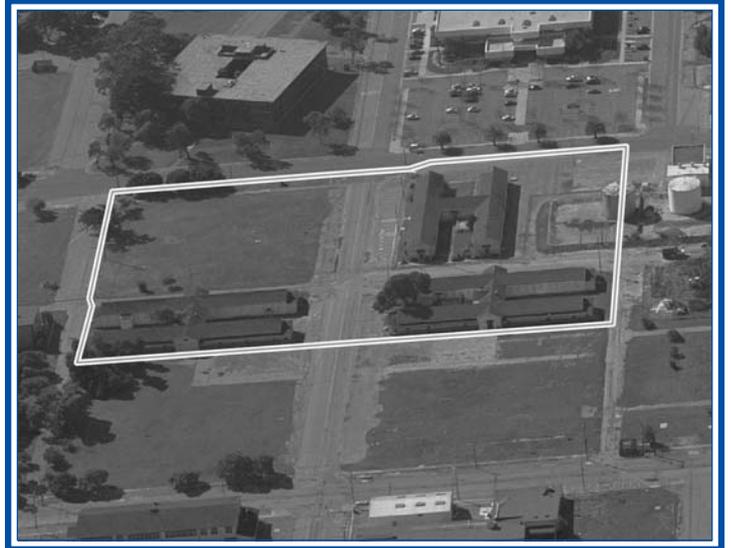


Site 32, the Former Training and Storage Area, is located east of the wastewater treatment plant on Avenue M and includes Buildings 462 and 463. The area was used as a parking lot for vehicles and forklifts, to store hazardous materials and hazardous wastes, as a tear gas training area, and as storage for former training facilities. A concrete pad north of Building 463 formerly held an electrical transformer. The area was designated for investigation to assess the possibility of contamination associated with historical activities and fluid containing polychlorinated biphenyls (PCBs) was known to have been released from the former transformer. Fluid containing PCBs was used as an insulator and lubricant in electrical transformers and their use was banned in 1979.

Preliminary investigations were conducted at the site in April 2003. Soil and groundwater samples were collected, and soil samples from this initial investigation contained PCBs, total petroleum hydrocarbons (TPH) as diesel and motor oil, dioxins, and pesticides. Further investigations were conducted again between September and November 2003 in order to better delineate the contamination and establish the boundaries of the site. None of the contaminants identified in the soil were detected in groundwater above screening levels. Some metals not found in

soil were detected in groundwater. These detections will be evaluated further as this site continues through the CERCLA process. The Navy has begun preparation of the Remedial Investigation report and the draft is scheduled to be complete by spring 2005.

SITE 33 – WATER LINE REPLACEMENT AREA



Site 33, the Water Line Replacement Area, is located on the east side of TI, near Avenue H and 4th Street. This site was identified during a review of historical construction drawings. These drawings showed locations where utility crews observed debris in the trenches for the water lines during the replacement project in the 1980s. In addition, areas of debris were identified near Building 530 when a petroleum pipeline was removed. A groundwater investigation is scheduled for spring 2005.

Preliminary investigations were conducted at the site in April 2003 and again between September and November 2003. Soil samples were collected as part of these investigations and were found to contain dioxins and metals in some locations. The site is continuing through the CERCLA process and a draft Remedial Investigation report is scheduled to be complete by summer 2005.

NAVY SIGNS AND FENCES AT TI/YBI

The Navy appreciates the cooperation of tenants and visitors in observing posted signs identifying areas fenced off for your safety in the Westside Drive/Avenue B, Bayside Drive, Northpoint Drive and 13th Street areas, and the rules provided by housing management for do's and don'ts in backyards and common areas. Fencing and signage is also posted at other environmental investigation and cleanup areas on TI and YBI.

NAVSTA TI



NEW TEAM MEMBERS

Jim Whitcomb, Navy Remedial Project Manager

Jim Whitcomb is the newest Naval representative on the NAVSTA TI Base Realignment and Closure [BRAC] Cleanup Team (BCT). Jim is a geologist who joined the team as a remedial project manager in March 2004. He received his Bachelor of Science degree from the Louisiana State University at Baton Rouge, Louisiana. Jim also started his career at Louisiana State University, publishing research material as a wetlands geochemist. His career interests shifted into environmental geology and hydrogeology, and he spent time working for the petrochemical industry on regulatory issues. He then spent 10 years running his own environmental services company.



Jim Whitcomb

Jim’s responsibilities on the team at NAVSTA TI include overseeing select basewide programs, such as asbestos abatement and historical radiological investigations, as well as the remedial investigation for Site 12.

This isn’t the first time Jim has worked for the Navy. He served his first enlisted tour of duty as a sonar man on the USS Charles F Adams DDG-2 from 1979 to 1982.

“I’m pleased to be working for the Navy again, this time as a remedial project manager,” says Jim. “Working with the dedicated BCT members toward a common goal of preparing NAVSTA TI for eventual transfer back to the public is very satisfying.”

Jim knows the job of environmental investigation and remediation isn’t an easy one. “The main challenge is pulling together the tremendous amount of environmental data and observations collected over the years and determining what the data mean and what would be the best and most appropriate solutions for the environmental concerns encountered,” he said.

Jim’s office is located in San Diego. In his spare time, he and his wife Raquel enjoy exploring the local and California geology. He also enjoys photography and writing computer software for handheld computers.

Welcome, Jim!

Alan Friedman, Regional Water Quality Control Board Remedial Project Manager

Alan Friedman is the newest regulatory representative on the NAVSTA TI BCT. Alan has been with the Regional Water Quality Control Board (Water Board) for eighteen years, but just recently joined the NAVSTA TI project as a Remedial Project Manager, representing the Water Board.

Alan earned his B.S. degree in chemical engineering from Case Western Reserve University in Cleveland, Ohio. He then attended New York State University College of Environmental Science and Forestry, where he earned an M.S. in environmental science. During his eighteen years with the Water Board Alan has had many responsibilities, including regulating surface water discharge from municipalities, spill and complaint response, and landfill monitoring. He is now working with military facilities, including NAVSTA TI.



Alan Friedman

Alan’s responsibilities on NAVSTA TI include oversight of the basewide groundwater and surface water investigations and monitoring. He noted that there is a long and rich history of activity and investigation at NAVSTA TI, and it will be challenging to get up to speed on all of the information. When asked what he likes best about the NAVSTA TI project, Alan responded that, while he is accustomed to working with teams, “base closure is more organized and systematic, bringing together project managers, regulatory agencies, and the military. Instead of working as adversaries, we work collaboratively. It has the potential to be very useful.”

Alan’s office is located in Oakland, and he lives in the East Bay with his wife and their two-year-old son. In fact, running around with his son keeps him quite busy! When he has the time, Alan enjoys outdoor activities like running, skiing, and hiking. He also enjoys playing the piano and sings in a local choir.

Welcome, Alan!

TI/YBI HISTORICAL FACT QUESTION

What do Treasure Island and Hollywood have in common?

See answer on page 6.

WHAT IS THE STATUS OF PROPERTY TRANSFER?

The Navy is continuing to work on environmental activities related to the transfer of property at TI and YBI from the Navy to the Treasure Island Development Authority (TIDA), including discussions on an early transfer. During 2005 the Navy will be preparing Findings of Suitability to Transfer (FOSTs) for portions of property on TI and YBI where CERCLA cleanup actions are not required. Drafts of the FOSTs will be made available for public review. Actual transfer will occur at a future date following completion of a property conveyance agreement between the Navy and TIDA.

HISTORICAL RADIOLOGICAL ASSESSMENT UNDERWAY

In an effort to verify and document all the information about historic radiological activities at the former Naval Station, the Navy is currently conducting a basewide Historical Radiological Assessment (HRA). The Navy issued Fact Sheet No. 1 on November 18, 2004. It is also available on the Navy web site. Regular updates on the progress of the HRA will be given at the Navy's Restoration Advisory Board meetings, and the document is planned to be final in fall 2005. For further information, please contact Mr. Jim Whitcomb, Navy remedial project manager (619) 532-0936.

LEAD-IMPACTED SOIL REMOVAL ON YERBA BUENA ISLAND

The Navy has been conducting lead-based paint (LBP) investigations and remediation work at the historic officers quarters (Quarters 1 through 7) on Yerba Buena Island (YBI). These historic buildings were constructed between 1900 and 1903 as Naval Officer housing for the original Naval Training Station on YBI. Contamination is from exterior paint that may have flaked or weathered from rain. Based on sampling following Housing and Urban Development guidelines, LBP contamination was identified along what is called the "drip line", anywhere from three to five feet around the buildings. In addition, due to the numerous tiered planter areas surrounding Quarters 3, 4, and 5, lead-impacted soil was excavated up to 20 feet from these buildings. Further releases of LBP to the soil have been halted by the use of encapsulating paint over all of the paint surfaces to prevent further flaking and weathering.

Quarters 1 through 7 have many planter boxes in the drip line area, so the Navy began by working with a State Historic Preservation Officer to determine the uniqueness of the landscape in order to preserve the planter boxes if possible. In addition, the Navy brought in an arborist to determine the health of the vegetation. Most of the larger plants were removed because they were in poor condition. Plants that were removed will be replaced with like plants when the environmental work is completed.

Clearing and removal of vegetation was completed in late July 2004, and excavation efforts then began. Due to limited working space and to avoid disturbing historic brick walls, the Navy conducted a great deal of hand digging. Initially, excavation and investigation included removing two feet of soil below ground surface. Confirmation samples were then collected to determine whether the contaminated soil had been removed or if another 1-foot of soil would need to be removed. This process continued until samples showed no elevated concentrations of lead, or until a hardscape, such as a sidewalk or road was reached.

Currently, the Navy is working with the regulatory agencies to determine whether further investigation and remediation is necessary.



Avenue of the Palms on Treasure Island

POLYCHLORINATED BIPHENYLS (PCB) INVESTIGATION

An inventory was initiated at NAVSTA TI for electrical equipment, such as high-voltage transformers, that held fluid that may contain PCBs. Fluid containing PCBs was used as an insulator and lubricant in electrical transformers and their use was banned in 1979. Transformers were evaluated to identify the potential for PCBs, and several transformers identified as containing PCB fluids were removed between 1995 and 1996. A 1995 environmental survey documented spills and stains that may be related to fluid containing PCBs. The Navy conducted an additional evaluation by reviewing aerial photographs and historical information on the use of the buildings.

Earlier this year, in an effort to support the Finding of Suitability to Transfer (FOST), the Navy investigated all historical potential PCB-containing electrical equipment within the FOST areas. Of the more than 200 locations sampled within the FOST areas, only six had detections above the Navy's proposed screening levels. The Navy and regulatory agencies are currently working collaboratively to evaluate the data and schedule additional cleanup activities. Outside of the FOST areas, sampling was conducted where current or former possible PCB-containing equipment was located and had observable staining or evidence of potential equipment leaks. Results of the investigations are being evaluated and will be documented in the PCB Summary Report, to be finalized in early 2005.

ACCOMPLISHMENTS UNDER THE PETROLEUM PROGRAM

In addition to the CERCLA Program, the IR Program includes investigation and cleanup of sites with petroleum contamination from historical uses such as fueling stations, vehicle maintenance areas, a firefighter training area, and an auto hobby shop. Petroleum contamination at NAVSTA TI is primarily from fuel lines and underground storage tanks (USTs). The Navy has addressed 95 percent of the petroleum contamination at TI and YBI. The remaining 5 percent is scheduled to be complete in 2005. The following is a brief overview of the cleanup accomplishments under the Petroleum Program:

- More than 13,000 linear feet of fuel distribution pipeline have been removed
- More than 750 linear feet of fuel distribution pipeline have been closed in place

- At least 50,000 tons of petroleum-contaminated soil have been excavated and replaced with clean fill
- 47 UST closures have been completed for known leaking and nonleaking tanks
- 7 UST closures have been completed for suspected tanks (that may have existed but were removed or previously abandoned)
- 16 UST closures have been completed for previously suspected tanks (once thought to have existed, but through research and investigation now believed to have never existed)
- 11 fuel pipeline site closures have been achieved

STREAMLINING THE BASE REALIGNMENT AND CLOSURE OFFICE

In an effort to improve the base closure process for closed Navy and Marine Corps facilities, the Navy has moved the Base Realignment and Closure (BRAC) Operations Department out from the Naval Facilities Engineering Command to directly under the Assistant Secretary of the Navy for Installations and the Environment. This move will ensure the highest level of Navy involvement in all areas of BRAC operations and streamline Navy organizations involved in the process. The new office is known as the BRAC Program Management Office (PMO), and the San Diego office responsible for TI/YBI is BRAC PMO West. The organizational change went into effect on October 1, 2004.

TI/YBI HISTORICAL FACT ANSWER

Movies are made in both places. Even before the Naval Station closed in 1997, the Navy and the City agreed to lease space in former warehouse and hangar buildings for movie production. Movies shot on TI since the mid-1990's have included *Jade*, *Copycat*, *James and the Giant Peach*, *Flubber*, *Bicentennial Man*, *Patch Adams*, *What Dreams May Come*, *Metro*, *the Hulk* and the *Nash Bridges* television series. Other films and commercials have also used TI and YBI as a backdrop. Earlier, while the base was operational, the Administration Building 1 served as Berlin Airport for a brief scene in *Indiana Jones and the Last Crusade*.



BRAC CLEANUP TEAM CONTACT LIST

Name/Title	Organization	Phone/Fax	Address	E-mail
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David Rist Remedial Project Manager	California EPA Department of Toxic Substances Control	(510) 540-3763 Fax: (510) 849-5285	700 Heinz Ave. Suite 200 Berkeley, CA 94710	drist@dtsc.ca.gov
Alan Friedman Remedial Project Manager	California EPA Water Board	(510) 622-2347 Fax: (510) 622-2460	1515 Clay St. Suite 1400 Oakland, CA 94612	afriedman@waterboards.ca.gov

INFORMATION REPOSITORY

The following information repositories are provided for the community to review current documents related to environmental cleanup activities at NAVSTA TI:

**Department of the Navy
Navy BRAC Program Management Office West**

410 Palm Avenue, Building 1, Room 161
Treasure Island, San Francisco, California
(415) 743-4704
Monday - Friday
8:30 a.m. to 4:30 p.m.

**San Francisco Public Library
Government Publications Section**

100 Larkin Street, San Francisco, California
(415) 557-4400
Monday - 10:00 a.m. to 6 p.m.
T/W/Th. - 9:00 a.m. to 8:00 p.m.
Friday - noon to 6:00 p.m.
Saturday - 10:00 a.m. to 6:00 p.m.
Sunday - noon to 5:00 p.m.



NAVSTA TI entrance and Building 1



View of Building 1 from San Francisco

Mailing Coupon

If you would like to be added to the TI/YBI mailing list and receive copies of future newsletters and fact sheets, please fill out the coupon below and mail it to:

James Sullivan
Navy BRAC Program Management Office West
410 Palm Avenue
Room 161, Building 1
Treasure Island, San Francisco, CA 94130-1806

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